

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** September 20, 2012  
**TIME:** 7:00 p.m.  
**PLACE:** Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Explanation of Process by Committee Chair**
6. **Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, September 20, 2012, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R3604A-12 – Rohn Jack & Kathleen B Findlay:** Rezone PIN 004-0515-2611-001 (1.045 Acres) to allow for a lot line adjustment. The site is at **W2987 Piper Road** in the Town of Cold Spring.

**R3605A-12 – Wayne Burnett:** Create a 1.32-acre lot around the home at **W5095 River Drive** in the Town of Farmington from part of PIN 008-0714-1212-000 (40 Acres).

**R3606A-12 – J & W Stasch Trust:** Rezone to create a 1-acre lot around the home at **N794 CTH K** in the Town of Koshkonong, from part of PINs 016-0514-2713-000 (15.5 Acres) and 016-0514-2712-004 (12.67 Acres).

**FROM AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND N, NATURAL RESOURCES**

**R3607A-12 & R3608A-12 – Lots & Land Real Estate LLC, c/o Pete Gross:** Rezone a part of PINs 006-0716-1311-001 (37.663 Acres) and 006-0716-1244-000 (37.337 Acres) to create a 1-acre building site on **CTH B** in the Town of Concord. Rezone 19 acres of PIN 006-0716-1244-000 (37.337 Acres) for an adjacent Natural Resource zone.

**R3609A-12 & R3610A-12 – Lots & Land Real Estate LLC, c/o Pete Gross:** Create one new 1-acre building site from part of PIN 006-0716-1311-001 (37.663 Acres) on **CTH B** and one new 1-acre building site from part of PIN 006-0716-1314-000 (25 Acres) on **Morgans Road**. Create a 27-acre Natural Resource zone from those PINs adjacent to the building sites. The property is in the Town of Concord.

**FROM AGRICULTURAL A-1 AND NATURAL RESOURCES TO A-T,  
AGRICULTURAL TRANSITION**

**R3611A-12 – Jefferson County:** Rezone PIN 016-0514-1211-002 (1.448 Acre) in **Burnt Village Park**, Town of Koshkonong; PINs 024-0516-1241-000 (39.5 Acres) and 024-0516-1242-000 (39 Acres) in **Carlin Weld Park**, Town of Palmyra; PINs 014-0614-2024-001 (40.007 Acres), 014-0614-2031-000 (40 Acres), 014-0614-2032-000 (40 Acres), 014-0614-2033-000 (40 Acres), 014-0614-2822-000 (43.037 Acres), 014-0614-2911-000 (39.566 Acres), 014-0614-2912-000 (57.467 Acres), 014-0614-2913-000 (70.628 Acres), 014-0614-2914-000 (39.856 Acres), 014-0614-2922-000 (3 Acres), 014-0614-2933-000 (40.468 Acres), 014-0614-3011-000 (31.25 Acres), 014-0614-3014-000 (23.632 Acres) and 014-0614-3041-001 (20.166 Acres) in **Dorothy Carnes Park**, Town of Jefferson; 002-0714-2413-001 (14.5 Acres), 002-0714-2431-000 (29.1 Acres), 002-0714-2442-000 (32.7 Acres) and 002-0714-2443-000 (24.2 Acres) in **Jefferson County Dog Park**, Town of Aztalan; PIN 006-0716-1122-002 (0.812 Acres) in **Joy Park**, Town of Concord; PIN 012-0816-2342-000 (45 Acres) in **Kanow Park**, Town of Ixonia; PINs 018-0713-1523-000 (51.493 Acres) and 018-0713-1531-000 (37.564 Acres) in **Korth Park**, Town of Lake Mills; PIN 014-0615-0211-002 (9.2 Acres) in **Pohlmann Park**, Town of Jefferson; PIN 018-0713-0233-000 (18.626 Acres) and 018-0713-0233-027 (4.282 Acres) in **Rock Lake Park**, Town of Lake Mills; and PIN 002-0714-1332-001 (4.24 Acres) in **Rock River Park**, Town of Aztalan. These sites are the current County parks, and are owned by Jefferson County.

**CONDITIONAL USE PERMIT APPLICATIONS**

**CU1716-12- Thomas & Debra Kopps:** Conditional use to allow an extensive on-site storage structure of 1280 square feet, 18 feet in height in a Residential R-2 zone at **W5977 Lieberman Road**. The site is part of PIN 016-0514-1531-001 (0.92 Acre) in the Town of Koshkonong.

**CU1717-12 – Chad Londre for Rubidel Resort Condo Association Inc.:** Conditional use to allow a residence in the Business zone at **W6940 Rubidell Road**. The site is on PIN 020-0814-1811-001 (14.2 Acres) in the Town of Milford.

**CU1718-12 – Norman Stanley/Stanley Real Estate LLC Property:** Conditional use to permit fuel sales for recreational vehicles at **W8639 Kuehn Road** in the Town of Sumner. The site is part of PIN 028-0513-1642-001 (0.499 Acres) and is in an A-2 Agricultural/Rural Business zone.

**7. Adjourn**

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.